

**GRAFTON PLANNING BOARD  
Decision Check List**

**SPECIAL PERMIT (SP 2015-6) - Common Driveway  
SCENIC ROAD PERMIT (SRP 2015-1)**

**114 Merriam Road, Grafton, MA**

***Common Driveway – Conditions Check List***

**PRIOR TO ISSUANCE OF BUILDING PERMIT**

\_\_\_\_\_ **CONDITION #C16** – This Special Permit shall not take effect until the Decision has been recorded at the Worcester District Registry of Deeds (WDRD) and a copy provided to the Planning Board and the Building Department. Said copy will include recording information such as the WDRD Book and Page Number and/or Instrument Number.

\_\_\_\_\_ **CONDITION #C3** - Prior to the issuance of the a building permit, the Applicant shall submit a final plan set to be reviewed and approved by the Planning Board or its Agent to include:

- Change language in Note A on Sheet 3 – Proposed Lot Development Plan from “Shade Tree Permit” to “Scenic Road Permit”
- Change language on Sheet 3 Sheet 3 – Proposed Lot Development Plan from “Prop. sign identifying house numbers served by the Prop. common driveway (to be approved by the Fire Dept. before installation)” to “..... (to be approved by the Fire Dept. and Police Dept. before installation.”
- Notation on the plans that the open space was conveyed to the Town at the May 11, 2015 Town Meeting for the purposes of conservation and passive outdoor recreation to be held in the care and custody of the Grafton Conservation Commission pursuant to MGL. Ch. 40, s.8C or any other enabling authority (see FINDING #F4)
- All conditions of this Special Permit and Scenic Road Permit (SRP 2015-1).

\_\_\_\_\_ **CONDITION #C5** - Prior to the issuance of a building permit, the Applicant shall submit and maintain a positive construction period review fee account to be administered by the Town. Said fee shall be used for site inspections and associated work by a professional engineer to ensure compliance with this DECISION. The amount of the initial fee shall be determined by the estimated work items by the Board or its Agent and the consulting engineer.

**PRE-CONSTRUCTION PERIOD**

\_\_\_\_\_ **CONDITION #C4**– Prior to start of any construction on the Site and in accordance with Section 4.12.2 of the Grafton Subdivision Rules and Regulations, the Applicant shall submit a covenant or agreement, easement and restrictions acceptable to the Board or its Agent for the common driveway to ensure the following:

- that it shall remain a private driveway unless it is both improved and redesigned and improved, at no cost to the Town, in accordance with the minimum standards per the Grafton Subdivision Rules and Regulations, is reclassified by the Planning Board and accepted by the Town;
- maintenance and snow plowing will be responsibility of the abutters to the common driveway;



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- abutters to the common driveway will be responsible for rubbish collection at their own expense;
- all such covenants, agreements, easements will run with the land in perpetuity.

\_\_\_\_\_ **CONDITION #C7** - Prior to the start of any construction activity on the Site, an initial inspection of erosion control /site stabilization measures shall be performed by agent(s) of both the Planning Board and Conservation Commission in the presence of a representative of the Applicant/developer, and notice of such inspection forwarded to both Boards. No construction activity shall occur on the Site until the Applicant/developer receives written authorization from both the Planning Board and Conservation Commission regarding the adequacy of the initial erosion control and site stabilization measures.

\_\_\_\_\_ **CONDITION #C8** - Prior to the start of any construction activity on the Site, the Applicant shall submit to the Town (through the Planning Board) a bond or other type of security acceptable to the Board, in an amount to be determined by the Board or its Agent, for the purposes of ensuring adequate stormwater management and erosion control /site stabilization during the construction process. Said bond/security shall not be released until the Site is stabilized and all stormwater management facilities are functioning to the satisfaction of both the Planning Board and Conservation Commission.

**PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY**

\_\_\_\_\_ **CONDITION #C13** – Prior to the issuance of an Occupancy Permit for the dwellings served by the common driveway authorized by this DECISION, the Applicant shall install appropriate signage to identify all three addresses at the entrance for identification of the individual dwelling units. Signage related to the use authorized by this Decision shall be installed in accordance with, and conform to, the Town of Grafton Zoning By-law and all other applicable regulations.

***Scenic Road Permit – Conditions Check List***

**PRIOR TO ISSUANCE OF BUILDING PERMIT**

\_\_\_\_\_ **CONDITION #C4** – Pursuant to Article 24 (Scenic Roads Regulations), Section 5.7 of the Town of Grafton By-laws, no work shall be performed until all applicable provisions of the Public Shade Tree Law, M.G.L. Ch.87, have been complied with.

**CONSTRUCTION PERIOD**

\_\_\_\_\_ **CONDITION #C3** – Stones from the wall removed to accommodate the Common Driveway curb cuts (2) will be used to fill in an existing break and supplement existing wall. Stone work will match existing wall in height, width and thrown style of existing stone wall with no visible mortar.



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